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EXHIBIT B - CONDITIONS OF APPROVAL DRC2014-00058

Approved Development

1. This approval authorizes a Minor Use Permit/Coastal Development Permit to allow the following:
 - A. 618 square foot addition to the existing single family house:
 - i. 309 sf expansion of the kitchen and living area on the lower level; and
 - ii. 309 sf expansion of the master bedroom on the upper level.
 - B. New 573 square feet addition of permeable deck space to the existing rear yard deck.
 - C. An existing, above ground spa will be relocated to the western portion of the proposed deck.

No new fixtures are included with this approval.
2. Maximum height of the addition is 23 feet from average natural grade.
3. All development shall be consistent with the approved site plan (January 15, 2015) and architectural elevations.

Conditions required to be completed at the time of application for construction permits

4. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.

Site Development

5. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
6. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Grading, Drainage, Sedimentation and Erosion Control

7. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 23.05.040 (Drainage) of the Coastal Zone Land Use ordinance.
8. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval.

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9. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
10. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department, which shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Fire Safety

11. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Cambria Community Services District

12. **At the time of application for construction permits**, the applicant shall comply with the conditions from the Cambria Community Services District, including but not limited to those on the *Confirmation of Water and Sewer Availability for Remodel of Existing Active Service dated December 1, 2014*.

Preservation of Trees and Native Vegetation

13. The following Landscape Plan/ Tree Replacement Requirements apply:
 - A. The applicant shall submit for Planning Director review and approval, a Landscape Plan/Revegetation Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.
 - B. The landscape plan shall clearly show the following:
 - i. Limit tree removal to no more than one (1) Monterey pine tree as identified on the site plan. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
 - ii. The Monterey pine tree removed as a result of construction for the addition and deck shall be replaced at a 4:1 ratio. A total of four (4) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
 - iii. Description of irrigation plans and plan notes shall indicate compliance with the standards of Vegetation Replacement in the North Coast Planning Area
 - iv. Plan notes shall indicate that all new plants shall be maintained until successfully established and in addition, standard planting procedures shall be used.
14. Construction and grading plans shall show the following:

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- A. The "project limit area" shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
- B. Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
- C. Plan notes shall indicate native trees and undergrowth outside of the "project limit area" shall be left undisturbed.
- D. Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
- E. Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:
 - i. Injecting pressurized water.
 - ii. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - iii. Other County-approved techniques.
 - iv. Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

Conditions to be completed during project construction

Building Height

- 15. The maximum height of the project is 23 feet (as measured from average natural grade).
 - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
 - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Preservation of Trees and Native Vegetation

- 16. To protect oak trees, Monterey pine trees and significant understory vegetation, the following construction practices shall be implemented:

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- A. All landscape and construction plan notes required in Condition #13 & 14 shall be implemented.
- B. **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and storing equipment carefully.
- C. **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
- D. **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.

Grading, Drainage, Sedimentation and Erosion Control

- 17. **Prior to or concurrently with on-site grading activities,** permanent erosion control devices shall be installed.
- 18. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
- 19. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
- 20. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
- 21. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
- 22. Appropriate sedimentation measures to be implemented at the end of each day's work.

Cambria Community Services District

- 23. The applicant shall provide a letter from the Cambria Community Services District (CCSD) confirming that in-lieu fees have been collected for the subject project and all CCSD requirements have been complied with.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Preservation of Trees and Native Vegetation

24. **Prior to final inspection**, the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation/landscaping plan has been properly implemented.
25. The newly planted trees and vegetation shall be maintained until successfully established. This shall include caging from animals (e.g. deer, rodents), periodic weeding and adequate watering (e.g. drip irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.

Replacement of Trees

26. **Prior to final inspection**, the one (1) Monterey pine tree to be removed as a result of construction of the addition and deck shall be replaced at a 4:1 ratio. A total of four (4) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*. Replacement oak trees shall also be at least one gallon container sizes.
27. **Prior to final inspection**, all replacement trees shall be planted. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Fire Safety

28. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire of all required fire/life safety measures.
29. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

30. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
31. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with

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these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.